

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 3rd day of September, 2004, by and between St. Paul Primitive Baptist Church, whose mailing address is 10917 T.S. Green Road, Tallahassee, Florida 32309, hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface except in the drainage way along the east side of the property at such time as maintenance is required.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

St. Paul Primitive Baptist Church

Sam Wilson
(Signature of Officer or Agent)

Sam Wilson, Trustee
(Print Name and Title of Officer or Agent)

WITNESSES:

Rakemie Wilson
(Sign)
Rakemie Wilson
(Print Name)

Kevin D. Hayes
(Sign)
KEVIN D. HAYES
(Print Name)

STATE OF


COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of September, 2004, by Sam Wilson,
(name of officer or agent, title of officer or agent)

of St. Paul Primitive Baptist Church Florida Church corporation,
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced FL D.L. # W425-780-41-323-0 as identification.
(type of identification)

Beverly T. Douglas
(Signature of Notary)

 Beverly T. Douglas
Commission # DD277540
(Print Name)
Expires January 17, 2008
Bonded Title Plant - Tallahassee, FL 900-555-1718

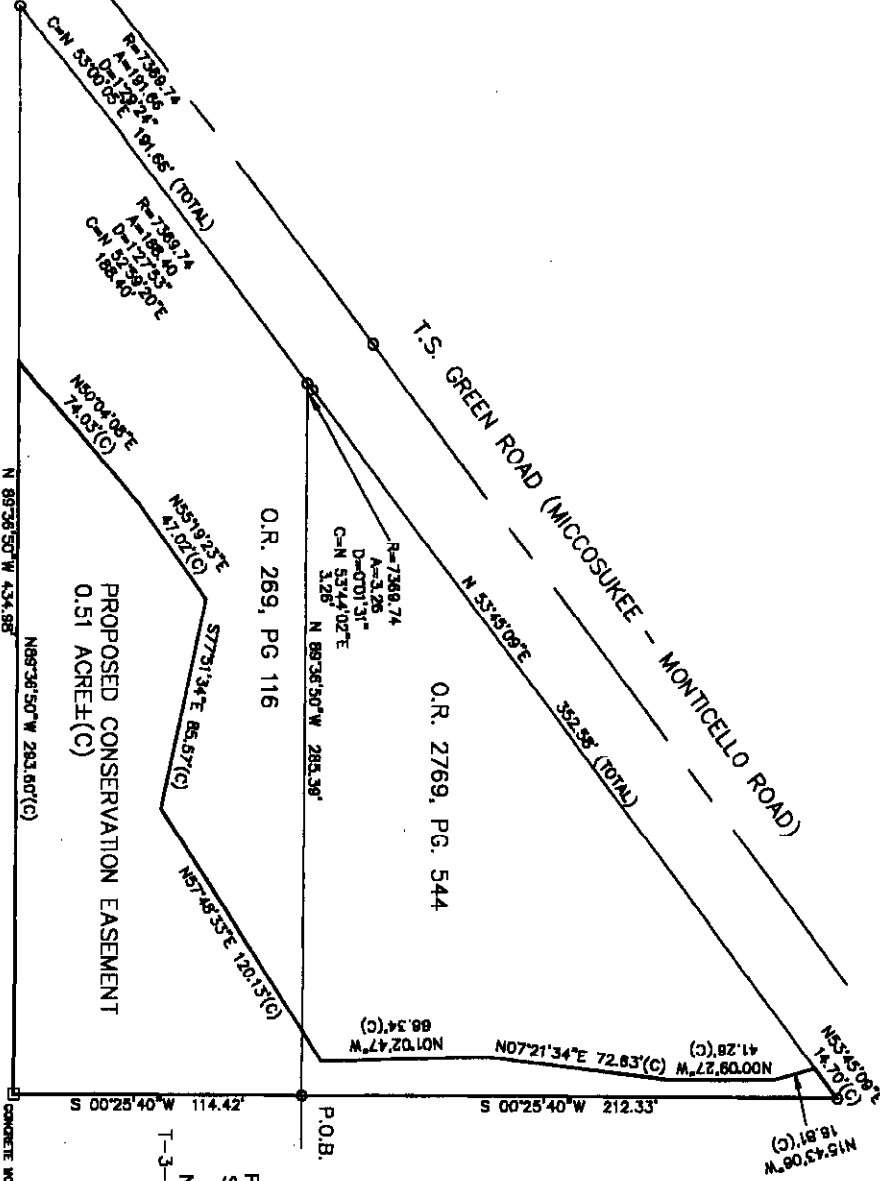
Sec/Tres.
(Title or Rank)

(Serial Number, If Any)

This instrument was prepared by: St. Paul Primitive Baptist Church
10917 T.S. Green Road
Tallahassee, Florida 32309

SKETCH OF LEGAL DESCRIPTION OF:
A PROPOSED CONSERVATION EASEMENT
ON THE LANDS OF ST. PAUL PRIMITIVE BAPTIST CHURCH
PROPERTY ADDRESS: T.S. GREEN ROAD, LEON COUNTY, FLORIDA

CERTIFIED TO:
ST. PAUL PRIMITIVE BAPTIST CHURCH



THIS IS NOT A SURVEY

NOTES:

1. THIS SECTION REPRESENTS AN EXISTING RECORD AND PLAT PROVIDED BY CLIENT.
2. NO TITLE OR INTEREST IN THE LANDS HAS BEEN PROVIDED TO THE UNDERSIGNED SURVEYOR. BEING OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS MAY EXIST THAT COULD AFFECT THE BOUNDARIES.
3. ALL MEASUREMENTS ARE IN STANDARD U.S. FEET, AND DECIMALS THEREOF.
4. THE USE OF THIS SECTION IS LIMITED TO THE SPECIFIC VARIATION SHOWN HEREON.

SEAL
PAUL EDWARD STRINEY
DATE 08/27/04
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 0005360

JOB NO.: 04-253
SCALE: 1" = 60'
SECTION: 27
TOWNSHIP: 3-N
RANGE: 3-E
DRAWN BY: FES
EASEMENT
SHEET: 1 OF 2

- LEGEND:**
- 1 - SURVEY LINE
 - 2 - BOUNDARY LINE
 - 3 - EASEMENT LINE
 - 4 - CONVEYANCE LINE
 - 5 - EASEMENT LINE
 - 6 - CONVEYANCE LINE
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VERN TAYLOR AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
1546-3 WETLANDS BLVD.
TALLAHASSEE, FLORIDA 32306
(904) 286-7243



Vern Taylor & Associates, Inc.

Professional Surveyors and Mappers
1546-3 Metropolitan Boulevard
Tallahassee, FL 32308-3775
Office (850) 386-7343 - Fax (850) 385-9474

LEGAL DESCRIPTION - PROPOSED CONSERVATION EASEMENT

BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 269, PAGE 116
AND OFFICIAL RECORD BOOK 2769, PAGE 544, OF THE PUBLIC RECORDS OF LEON COUNTY,
FLORIDA

NOT A RESULT OF FIELD SURVEY BY THIS FIRM

THIS DESCRIPTION WAS PREPARED FROM A BOUNDARY SURVEY BY BROWARD DAVIS &
ASSOCIATES, INC., AS PROVIDED BY THE CLIENT, AND FROM DEEDS OF RECORD.

COMMENCE at the Southeast corner of Section 27 (also being the Northeast corner of Section 34), Township 3 North, Range 3 East, Leon County, Florida, thence run North 89 degrees 36 minutes 50 seconds West 1281.10 feet along the section line to the Northeast corner of lands as described in Official Records Book 269, Page 116 (also being the Southeast corner of lands as described in Official Records Book 2769, Page 544), of the Public Records of Leon County, Florida, for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 00 degrees 25 minutes 40 seconds West 114.42 feet to the Southeast corner of said lands, thence run North 89 degrees 36 minutes 50 seconds West 293.60 feet, thence run North 50 degrees 04 minutes 08 seconds East 74.03 feet, thence run North 55 degrees 19 minutes 23 seconds East 47.02 feet, thence run South 77 degrees 51 minutes 34 seconds East 85.57 feet, thence run North 57 degrees 48 minutes 33 seconds East 120.13 feet, thence run North 01 degrees 02 minutes 47 seconds West 66.34 feet, thence run North 07 degrees 21 minutes 34 seconds East 72.63 feet, thence run North 00 degrees 09 minutes 27 seconds West 41.26 feet, thence run North 15 degrees 43 minutes 06 seconds West 16.81 feet to the Southeasterly right of way boundary of T. S. Green Road (Miccosukee to Monticello Road), thence along said right of way boundary run North 53 seconds 45 minutes 09 seconds East 14.70 feet to the Northeast corner of said lands, thence leaving said right of way boundary run South 00 degrees 25 minutes 40 seconds West 212.33 feet to the POINT OF BEGINNING, containing 0.51 acre, more or less.

Job No: 04-253EASE

Sheet 2 of 2

"Florida D.B.P.R. Licensed Business No. 6154"